



RETAIL FOR LEASE

CITADEL CROSSING

3025 Ashley Town Center Drive
Charleston, SC 29414

Contact:

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Partner

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PROPERTY HIGHLIGHTS

Food Lion anchored center at the intersection of Ashley Town Center Drive and Savannah Highway. Other tenants include Ireland's Own and China Fun. We have one 1,200 SF unit available that's ideal for retail or office. A new roof was installed in 2021.

Coming from I-526 West, exit onto Savannah Highway and make a right. Take the second right at the lighted intersection onto Ashley Town Center Drive. The center will be on your left. One may also enter from Savannah Highway.

PROPERTY INFORMATION

TAX MAP	310-03-00-003
YEAR BUILT	2000 - (new roof installed 2021)
TOTAL BUILDING SIZE	56,200 SF
ZONING	General Business
MUNICIPALITY	Charleston County
NNN	\$6.00 psf
TRAFFIC COUNTS	33,900 VPD
PARKING SPACES	On-site parking

THE OFFERING

UNIT	SIZE	LEASE RATE	LEASE TYPE
206	1,200 SF	\$25.00/SF/YR	NNN



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SITE PLAN

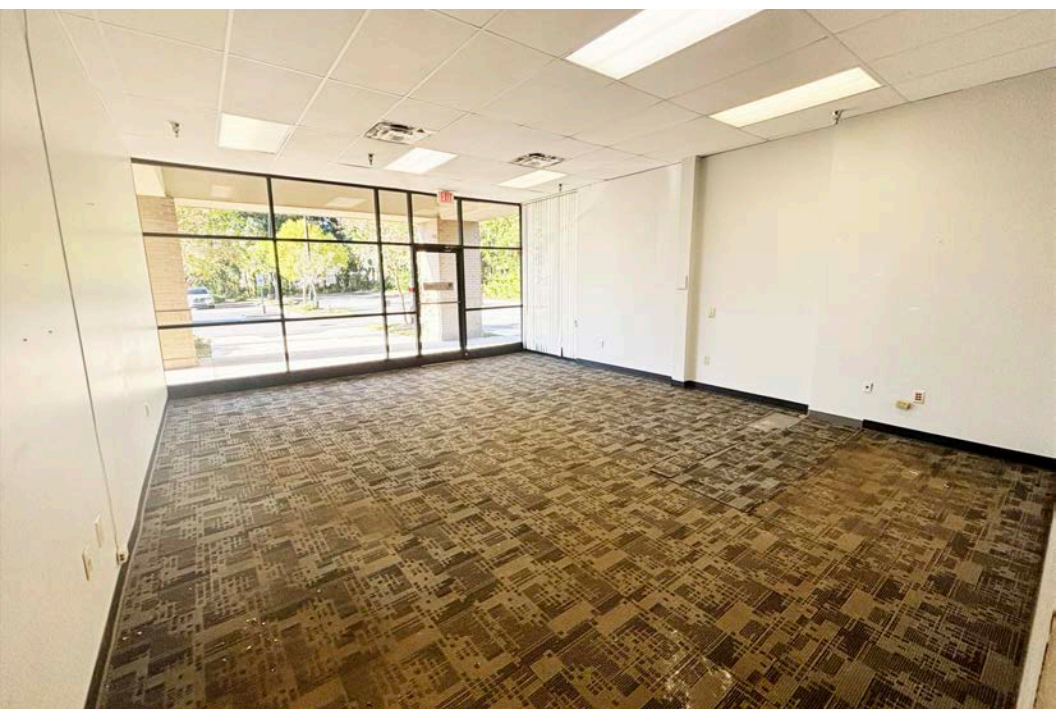


BUILDING #2

206	AVAILABLE - 1,200 SF
205	SALON 331
204	THE PLANET VAPE
203	IRELAND'S OWN
202	IRELAND'S OWN
201	HAIR Q

BUILDING #1

101	CHINA FUN
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THE DEMOGRAPHICS



POPULATION

One mile

7,762

Three mile

54,907

Five mile

126,519



TOTAL BUSINESSES

615

2,569

5,207



MEDIAN HOUSEHOLD SIZE

2.1

2.1

2.3

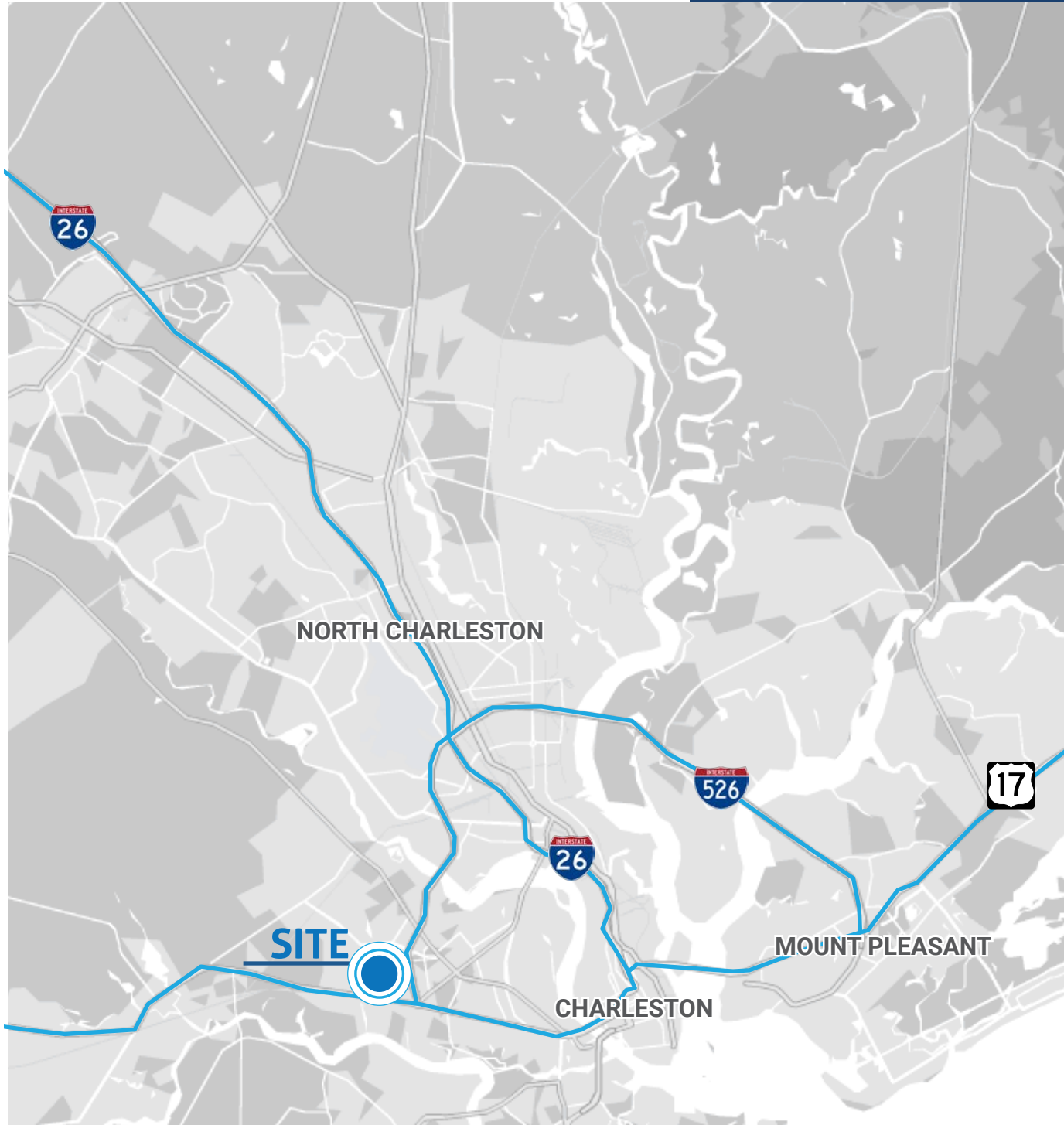


MEDIAN HOUSEHOLD INCOME

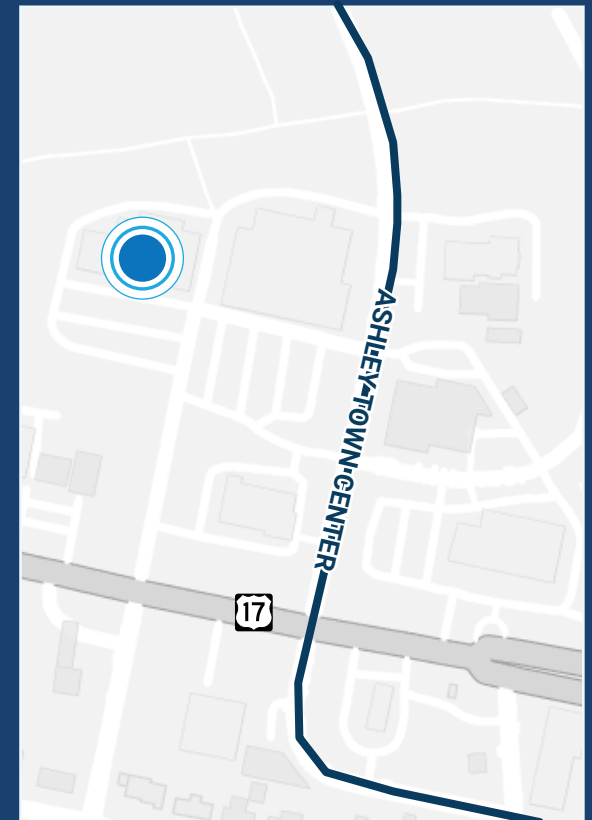
\$60,119

\$64,723

\$68,798



LOCATION





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